



± 6,948 SQ FT AVAILABLE
FOR SALE

OFFICE | TWO AND A HALF STORY OFFICE BUILDING

20 36th Street East

KELSEY WOODLAWN, SASKATOON



PROPERTY DETAILS

\$1,275,000

Asking Price

\$16,406.32

Annual Property Tax (2023)

Immediate

Availability

District:	Kelsey Woodlawn
Zoning:	IL1 (<i>Light Industrial</i>)
Parcel #:	118956044
Site Size:	0.26 Acres
Total Rentable Area:	± 6,948 SF (plus a 3-car heated garage)
Parking:	5-10 Onsite Parking Stalls

HIGHLIGHTS

- On-site parking available for 5-10 vehicles along with an abundance of street parking
- Two-and-a-half-story walk-up office building with two adjacent single-story tenant bays, plus a rear detached heated garage
- Located in the Kelsey Woodlawn area between Idylwyld Dr and Quebec Ave
- Great access to downtown and to North end of the city



LEAD AGENT

SCOTT FRIESEN

President / Broker

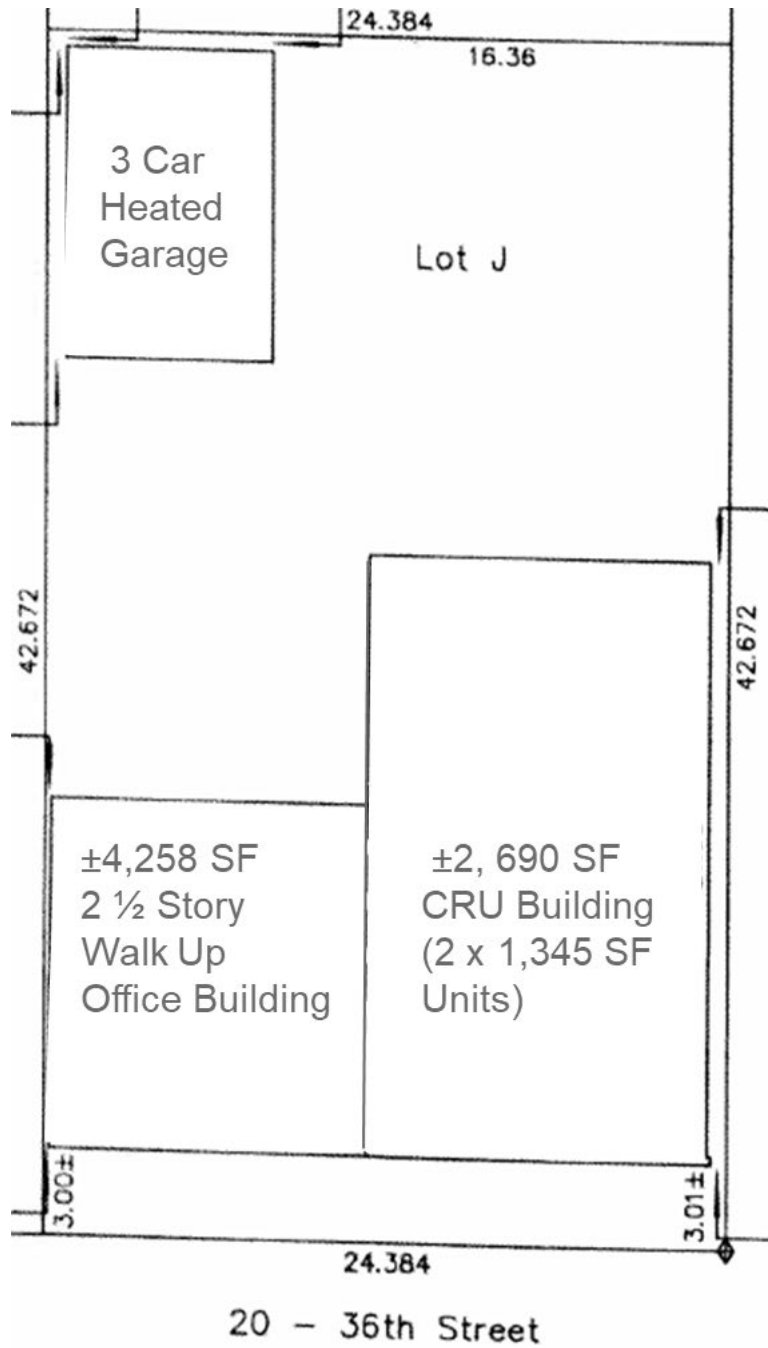
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SITE PLAN

FOR SALE | 20 36th Street East, Saskatoon SK

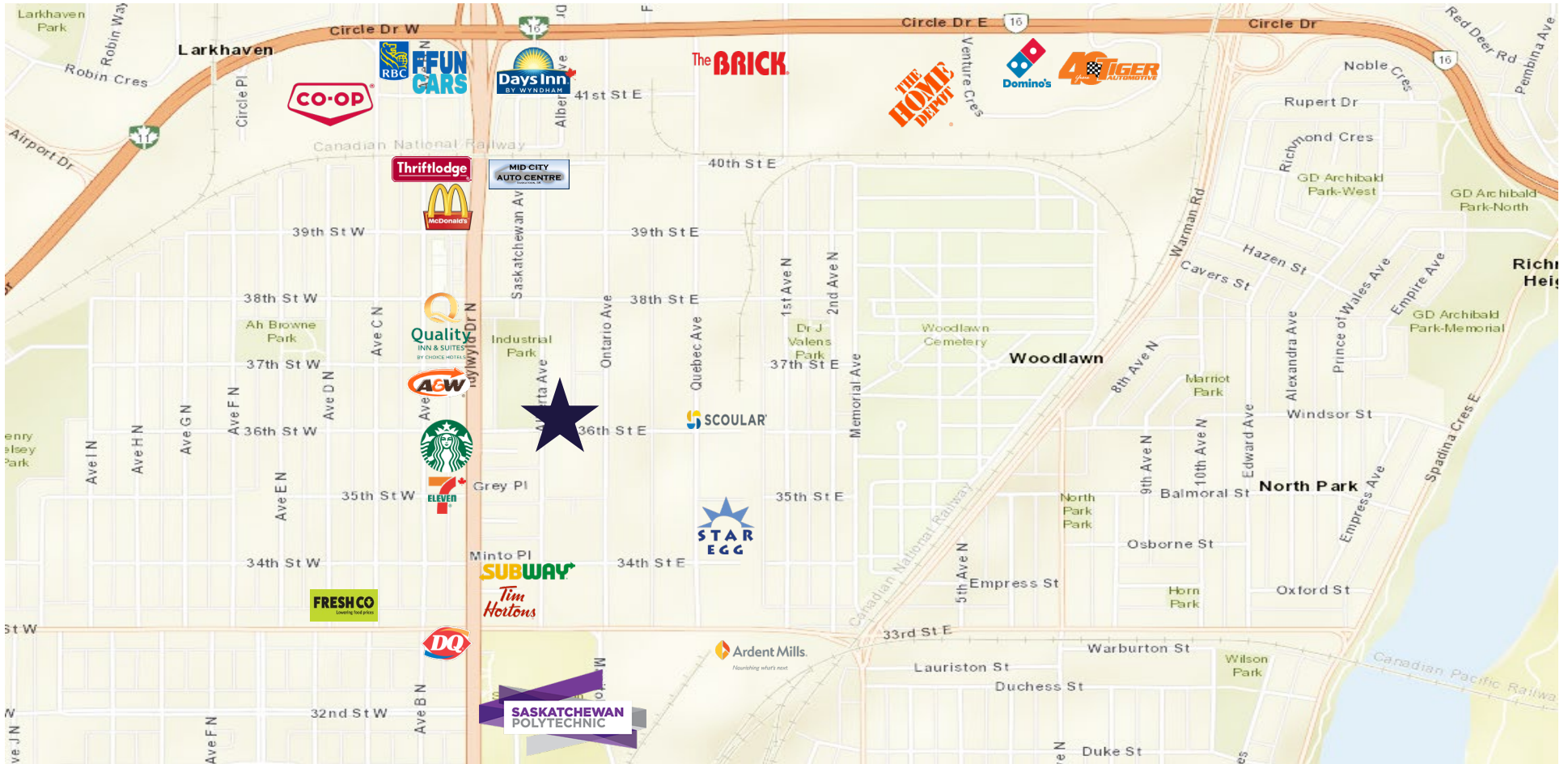


*Not to scale, not exactly as shown.

NEIGHBOURHOOD PROFILE

KELSEY WOODLAWN

FOR SALE | 20 36th Street East, Saskatoon SK



Vehicles: +27,600 VPD
*Idylwyld Drive N - 1 block west



Income: ± \$85,222



Population: ± 33,895



Proximity to 16 transit stations



Neighborhood provides retail, grocery, financial, fitness & other professional services



8-minute drive to downtown Saskatoon



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